THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25937-09-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2006. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Charles G. Porter, Ellen M. Porter 1416 Tyne Blvd Nashville, TN 37215	**Send Tax Bills To:** **New Owners**	**Tax Information:** Map & Parcel No.145.02-0-036.00

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth H. Sachs**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles G. Porter and wife, Ellen M. Porter** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1416 Tyne Blvd, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Maryna Sachs joins in this conveyance to convey any and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2006.

Kenneth H. Sachs

Maryna Sachs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth H. Sachs and Maryna Sachs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/16/06 13:41 2 pgs
Fees:13.00 Taxes:2331.00
20061016-0128200

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section IV Tyne Crest, as of record in Plat Book 4175, page 173, amended in Book 6679, page 396, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth H. Sachs by Deed dated July 15, 2005 from Thomas Cecil McCarter, Jr. and wife, Jusith Shewell McCarter of record in Instrument No. 20050722-0085768, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 4175, page 173, amended in Book 6679, page 396, Register's Office for Davidson County, Tennessee.